



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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December 10, 2004

MANCHESTER ZONING BOARD OF ADJUSTMENT

Board Decisions from the December 9, 2004 Public Hearing and Business Meeting

LIMITED BUSINESS MEETING

Tabled case from the September 2, 2004 Public Hearing:

Case #131-ZO-04 – **485 Elm St.** (create new parking/display layout for existing auto sales)
Pending completed certified plot plan and Zoning Review. – **Granted with stipulations.**

PUBLIC HEARING

1. Case # 191-ZO-04 – Thomas Nichols (Owner) proposes to consolidate three lots and re-subdivide, adjusting lot lines to create a new single-family house lot and maintaining existing single-family homes (611 Central St. and 623 Central St.) and seeks a **variance** from Sections 6.07 lot frontage and lot width for 623 Central St. of the Z.O., as per plans submitted September 24, 2004, at **611-621-623 Central St. - Granted**
2. Case #197-ZO-04 – Robert Banker (Owner) proposes to build a 34' x 24' 3-car, 2-story garage with storage above; also maintain existing driveway for parking and seeks a **variance** from Section 6.07 lot coverage, 10.09 (B) parking setbacks and 8.24 (A) 3 (2 counts) Accessory Structures of the Z.O., as per plans submitted October 14, 2004 at **185 Alsace St. Granted with stipulation.**
3. Case #198-ZO-04 – William Stanton (Agent) proposes to subdivide lot into 3 lots; at lot #1, maintain a single-family dwelling; at lots 2 & 3 create buildable lots and seeks a **variance** from Section 6.07 buildable land area for lot #3 of the Z.O., as per plans submitted October 12, 2004 at **53 Oneida St. - Granted**

4. Case #199-ZO-04 – Jon Clark (Owner) proposes to build an 18' x 52', 2-family dwelling with parking and seeks a **variance** from Sections of 6.07 lot area, front and rear yard setbacks, 10.03 (B) number of parking spaces, 10.09 (B) parking setbacks and 10.08 (A) driveway location of the Z.O., as per plans submitted October 12, 2004 at **218 Pine St. Granted**
5. Case #200-ZO-04 – James Parr (Agent) proposes to build a new front entryway and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted October 15, 2004 at **191 Seames Dr. - Granted**
6. Case #201-ZO-04 – John Cantin (Owner) proposes to build a 24' x 44', 2-story, 3-stall garage with two 12' curb cuts; also maintain an 8' x 10' shed and a 6' x 6' shed and seeks a **variance** from Section 6.07 front yard setback, 10.08 (B) driveway location and 8.24 (A) 1 front yard shed, 8.24 (A) 2 proposed garage and 8.24 (A) 3 rear yard shed of the Z.O. as per plans submitted October 18, 2004 at **13 Hazel Lane. – Granted with stipulation.**
7. Case #202-ZO-04 – Kathryn Russell (Owner) proposes to convert a single-family dwelling to a two-family dwelling and seeks a **variance** from Section 5.10 (A) 5 Two-family dwelling of the Z.O., as per plans submitted October 21, 2004 at **86 Walnut St. - Granted**
8. Case #203-ZO-04 – Cleona Seitz (Owner) proposes to install a wheelchair ramp to front entry door and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted October 18, 2004 at **605 Merrimack St. - Granted**
9. Case #204-ZO-04 – James Spaulding (Agent) proposes to demolish a one-story, single-family home and subdivide lot into three buildable lots and seeks a **variance** from Section 3.03 “Street” for Lot 3 of the Z.O. and NH RSA 674:41 “Erection of Buildings”, all as per plans submitted October 15, 2004 at **10 Charlotte St. – Denied without prejudice. It is the responsibility of the applicant to have the street accepted.**
10. Case #205-ZO-04 – Bette Trombly (Owner) proposes to build a 24' x 26' one-story addition for an additional dwelling unit and seeks a **variance** from Section 5.10 (A) 6 multi-family dwelling and 6.07 side yard and rear yard setback, 10.09 (B) parking setbacks of the Z.O., as per plans submitted November 17, 2004, at **170 Woodland Ave. - Granted**
11. Case #206-ZO-04 – Robert J. Martel (Owner) proposes to convert first floor commercial space to a residential dwelling unit and seeks a **variance** from Section 5.10 (A) 5 two-family dwelling of the Z.O., as per plans submitted October 22, 2004 at **596 Second St. - Granted**
12. Case #207-ZO-04 – Daniel LaFleur (Owner) proposes to remove existing porch and replace with a 7' x 24' porch and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted November 1, 2004 at **620 Holly Ave. – Granted**

13. Case #208-ZO-04 – Robert Johnston (Owner) proposes to maintain paved area for parking and storage of trailers and seeks a **variance** from Section 8.24 (A) Accessory Structures and 10.09 (B) parking setbacks of the Z.O., as per plans submitted October 25, 2004 at **74 Wedgewood Lane. – Denied**
14. Case #209-ZO-04 – John Heise (Owner) proposes to convert attic to apartment resulting in a three-family dwelling and seeks a **variance** from Section 5.10 (A) 6 three-family dwelling, 6.07 lot area, lot front, lot width, side yard setback, lot coverage, floor area ratio, 10.09 (B) parking setbacks, 10.07 (I) 4 parking screening, 10.07f (I) 1 parking bumpers, 10.07 (D) parking maneuvering, 10.08 (A, B) driveway location and 10.03 (D) accessible spaces of the Z.O., as per plans submitted October 27, 2004 at **698-700 Maple St. - Granted**
15. Case #210-ZO-04 – Dan Bishop (Agent) proposes to remove existing garage and replace with a 24' x 24', 2-stall garage with loft storage above and seeks a **variance** from Section 8.24 (A) 3 Accessory Structures of the Z.O., as per plans submitted August 27, 2004 at **49 Lafayette St. - Granted**
16. Case #211-ZO-04 – Attorney John Turcotte (Agent) proposes to change from residential use on the upper floors to a correctional facility (Federal halfway house) to accommodate up to 32 occupants and seeks a **variance** from Section 5.10 (J) 12 Correctional Facility of the Z.O., as per plans submitted November 9, 2004 at **1490-1492 Elm St. - Tabled**
17. Case #212-ZO-04 – Edmund T. Joyce, III (Owner) proposes to maintain pool and two sheds and seeks a **variance** from Section 6.07 rear yard setback and 8.24 (A) 2 & 3 (2 counts) Accessory Structures of the Z.O., as per plans submitted November 8, 2004 at **658 Lake Ave. - Granted**
18. Case #213-ZO-04 – William Athanas (Agent) proposes to convert existing building to a take out/delivery pizza & sub shop and seeks a **variance** from Section 5.10 (G) 4 Restaurant Take Out & Delivery, 6.07 side yard setback and 10.09 (B) parking setbacks and 10.02 (F) business parking of the Z.O., as per plans submitted November 16, 2004 at **610 Front St. Granted**
19. Case #214-ZO-04 – Marcel Huppe (Owner) proposes to maintain a 15' x 18' one-stall garage and seeks a **variance** from Section 8.24 (A) 3 Accessory Structures of the Z.O., as per plans submitted November 15, 2004 at **85 So. Elm St. - Granted**
20. Case #215-ZO-04 – Alan Yeaton (Agent) proposes to enlarge current medical office and add additional parking spaces and seeks a **variance** from Section 11.04 (F) Expansion or change of non-conforming use by variance, 10.06 (B) parking layout, 10.07 (J) (4) parking screening and 10.09 (B) parking setbacks of the Z.O., as per plans submitted October 22, 2004 at **11 Andrew St./250 River Rd. – Granted with stipulations.**

21. Case #216-ZO-04 – **22 Francis St.** – Subsequent Application to be addressed at the Business Meeting.

22 Case #217-ZO-04 – Paul Scarpetti (Agent) proposes to subdivide lot into two lots to create a buildable lot and maintain existing two-family dwelling and seeks a **variance** from Section 6.07 lot area, frontage, width, 10.07 (E) parking paving (for 631 So. Main St.) of the Z.O., as per plans submitted November 16, 2004 at **631 So. Main St./11 Allen St. – Granted with stipulation that both driveways be paved (Section 10.07 E is denied).**

BUSINESS MEETING

Request for Rehearings:

Case#155-ZO-04 – **165 Fairmount Ave.** (subdivide property), appealed by Felix Poltak. – **Denied**

Case #166-ZO-04 – **398-400 Bridge St.** (maintain illegal third dwelling unit) **Denied**

Subsequent Application:

Case #216-ZO-04 – **22 Francis St.** (build 1-family on an unaccepted way) **Granted**

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.